



durlings

chartered surveyors  
and property consultants

**22 Mount Ephraim Road • Royal Tunbridge Wells • Kent • TN1 1ED**

**Office Suite - To Let - Grade II Listed Building**

171 sq ft (15.9 sq m) – parking available

# COMMERCIAL

## Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west.

The town has a district population of approximately 104,000 according to the 2001 census with the age of the population distributed broadly in line with the UK average although the town does have a significantly higher proportion of Wealthy Achievers, approximately 2.5 times higher than the UK average of 15% at 38.8%.

Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east.

Mount Ephraim Road can be regarded as the prime professional business district for Tunbridge Wells, with other current occupiers including Nat West / RBS, Crowe Clark Whitehill and RDS, accountants.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There are also a wide choice of restaurants and cafes close by, including Thackeray's, Royal Wells Hotel, Pret A Manger and Bills

## Description

This highly individual Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells common and being highly visible from London Road (A26).

The building is arranged over ground and two upper floors, with 2 separate office suites per floor. These front offices, at 1st floor level, enjoy direct balcony access via French Doors. In addition there is a separate fully fitted kitchen, and WC's on each floor, with a shower fitted within those on the 2<sup>nd</sup>.

There are small terrace areas to the front and back of the property.

The property generally has many period features including, fireplace surrounds, paneled doors, French doors and sash windows.

## Amenities

- Town Centre Location
- Views directly over The Common
- Fully Carpeted
- Gas Fired Central Heating
- Networked
- Cat V cabling
- Skirting Trunking & Floor Boxes
- Security Alarm
- Entry Phone System
- Designated Car Spaces – available by separate negotiation
- Refurbished
- Inset Spot Lighting & Dimmers
- Ladies & Gents WC
- Shower

## Floor Area

First –

F1 –

– sq ft (sq m)

171 (15.9)

## Rent (£ pax)

4,950.00

Parking space available by separate negotiation – Details of availability on request.

## Terms

New lease available by negotiation.

## Business Rates

Subject to certain qualifying factors Small Business Rates Relief will apply, with a nil payment.

## Service Charge

For 2016/17 the service charge budget is £1634.40

Further details on request.

## Legal Costs

Each party to be responsible for their own costs.

## Viewings

Strictly by appointment through the agent's offices. –**Durlings – 01892 552500**

## Important Note

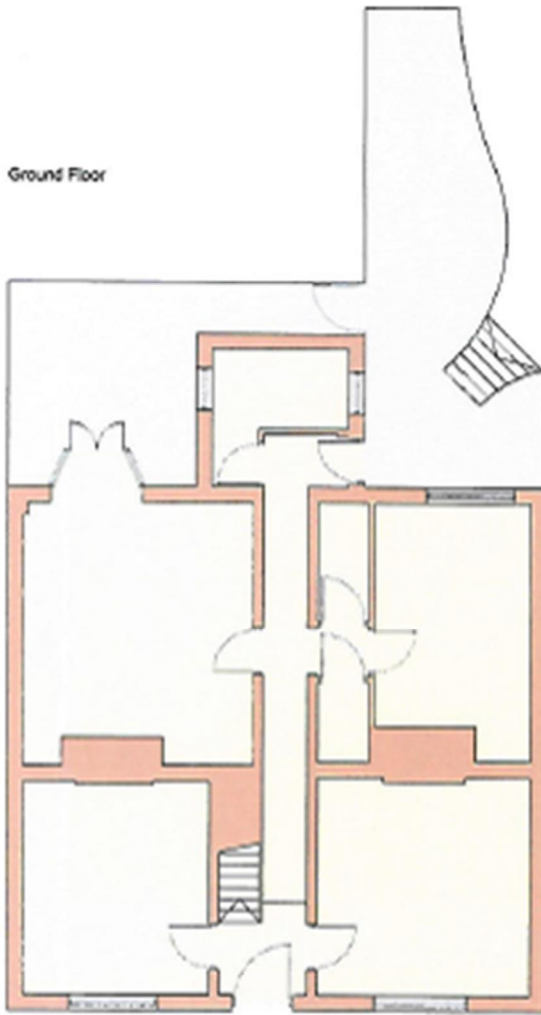
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**Subject to accounts and references. A rent deposit shall be required.**

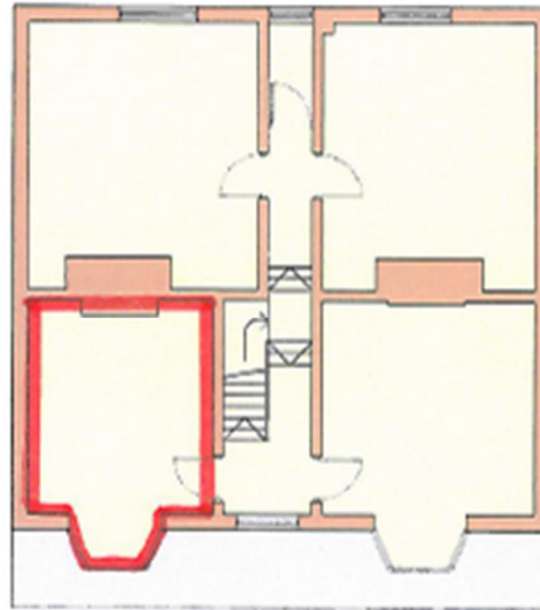
Details Prepared – 03/11/2016

Ground Floor

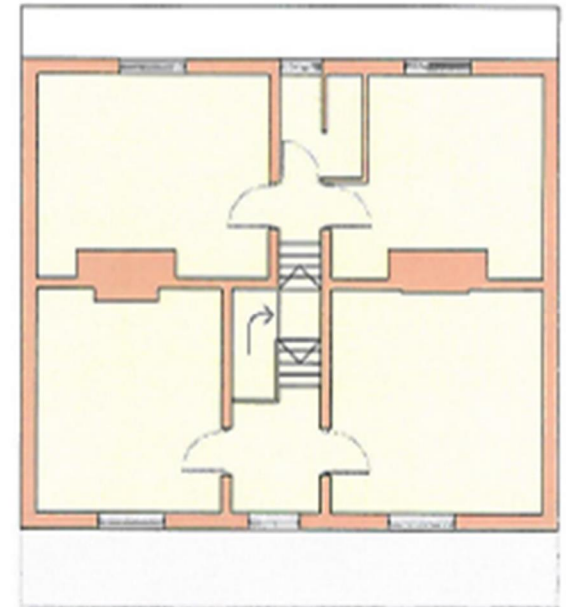


0 1m 2m 3m 4m 5m  
Scale 1:50

First Floor



Second Floor



**Viewing Arrangements:**  
Contact Julie Chalmers or Josh Olney – **01892 552500**  
[office@durlings.co.uk](mailto:office@durlings.co.uk)

22 Mount Ephraim Road  
Turbridge Wells

Scale: 1:50

